

ITEM#: \_\_\_\_\_  
FISCAL IMPACT: \_\_\_\_\_  
FUNDING SOURCE: \_\_\_\_\_  
ACCOUNT #: \_\_\_\_\_  
BUDGET OPENING REQ'D

**ISSUE:**

S-1-2008 – Rushton Heights Subdivision

**SYNOPSIS:**

Applicant: Joe Colosimo  
Proposal: Final Plat Approval  
Location: 3878 South 5200 West  
Zoning: R-1-8

**BACKGROUND:**

Mr. Joe Colosimo, is requesting final plat approval for a new subdivision to be known as Rushton Heights. The subdivision will consist of 8 lots on 2.4 acres. This equates to an overall density of 3.3 units per acre.

Prior to the Planning Commission's review of this application, the developer received two variances from the Board of Adjustment regarding lots 4 and 5. The required frontage in the R-1-8 zone is 80 feet. Due to surrounding development and the narrow width of the property, the Board granted the variance. A flag lot is being proposed to make use of the unique property configuration.

Access to the subdivision will be gained from 5200 West and from a stub street in the Amber Subdivision to the north. The developer will extend 5260 West to the south to provide access as future vacant land develops. The developer will be required to install all improvements where needed and as approved by the Public Works Department.

Due to the length of 5260 West, a turnaround will be needed for the Fire Department. In past developments, the Fire Department has allowed a turnaround to be located in residential driveways. In this case, and because there are two flag lots essentially in the middle of both developments, the Planning Commission recommended that the turnaround be located in the stem portion of each flag lot. As the minimum width of the stem is 20 feet, this will meet with the Fire Departments requirements.

The subdividing of this property will abandon an existing 25-foot access easement that runs along the south boundary of the Amber Subdivision to the north. The access easement runs parallel to, and encroaches upon the Amber Subdivision by 12.5 feet. The access easement has been used for many years to provide access to two single family dwellings at the west end of the proposed subdivision. This access easement extends the length of the entire property from 5200 West. The removal of this easement will now provide owners of the Amber Subdivision the opportunity to fence their entire lot including the 12.5 feet that has previously been used for this easement.

**RECOMMENDATION:**

The Planning Commission approved this application.

**SUBMITTED BY:**

Steve Lehman, Current Planning Manager